**LEAD AGENCY:** City of Desert Hot Springs

65950 Pierson Boulevard

Desert Hot Springs, California 92240

**CONTACT PERSON:** Patricia Villagomez, Associate Planner, (760) 329-6411

**PROJECT LOCATION:** East of Cabot Road, and north of 15th Avenue

Assessor’s Parcel Number 665-070-003.

**PROJECT DESCRIPTION:** The project proposes the development of a cultivation facility on approximately 3.77 net acres of vacant land in the City of Desert Hot Springs. The cultivation facility will include three, one-story buildings for the cultivation and processing of cannabis in accordance with the Desert Hot Springs Municipal Code 5.50 and 17.180. Project implementation will include the development of a 10,026-square-foot building for offices and the processing of cannabis, and two 14,994-square-foot greenhouses, for a total of a building area of 40,014 square feet (sf) at total buildout. Access to the site will occur from two gated points on Cabot Road. The project proposes to provide 36 parking spaces, 4 of which are designated as ADA parking stalls. Associated improvements include curb and gutter, sidewalks, and landscaped areas. The site is currently vacant and undisturbed, and characterized by scattered desert vegetation. The project is located in the Light Industrial district in the City of Desert Hot Springs, where similar uses currently exist.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project’s mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence on June 7, 2021 and end on July 7**,** 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address [pvillagomez@cityofdhs.org](mailto:pvillagomez@cityofdhs.org). Copies of the Initial Study are available for review at the above address and on the City’s website at <https://www.cityofdhs.org/public-hearing-notices>.